

COPY 127/71  
M.B. 127/71

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SUNNYMEAD AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460 AND SECTION 66483, ET. SEQ. OF GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE NO. 460, THE LAND DIVIDER HAS ELECTED TO DEFER PAYMENT OF THE DRAINAGE FEE TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID PARCELS AND THAT THE OWNERS OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT, SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "E" INCLUSIVE.

WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE 1-FOOT BARRIER STRIP, LOT "F", FOR ROAD AND ACCESS CONTROL.

AS A CONDITION OF DEDICATION OF LOT "A" (IRONWOOD AVENUE), THE OWNERS OF LOTS 2 THROUGH 18 INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS, EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE WILLIAM LYON COMPANY, A CALIFORNIA CORPORATION

*James E. Mc Namara*  
JAMES E. Mc NAMARA  
SR. VICE PRESIDENT

*Richard E. Frankel*  
RICHARD E. FRANKEL  
ASSISTANT SECRETARY

WELLS FARGO BANK, AS BENEFICIARY, UNDER DEED OF TRUST RECORDED MAY 5, 1982 AS INSTRUMENT NO. 76712 O.R., RIVERSIDE COUNTY, CALIFORNIA

*Carl M. Higgins*  
ASSISTANT VICE PRESIDENT

*Amelia Rodgers*  
ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

ON THIS 2nd DAY OF September, 1982 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES E. Mc NAMARA, KNOWN TO ME TO BE THE SR. VICE, PRESIDENT, AND RICHARD E. FRANKEL, KNOWN TO ME TO BE THE ASSISTANT SECRETARY, OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL



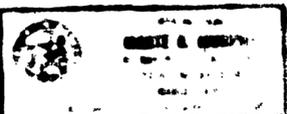
*Sharon E. McArthur*  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 9/27/85

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

ON THIS 3rd DAY OF September, 1982 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Carl Distefano, KNOWN TO ME TO BE THE ASSISTANT VICE, PRESIDENT, AND Amelia Rodgers, KNOWN TO ME TO BE THE ASSISTANT SECRETARY, OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL



*Marie R. Murphy*  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 9-27-85

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 13576-2

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 2 T. 3. S., R. 4. W., S. B. M.

WILLDAN ASSOCIATES - CIVIL ENGINEERS

MAY, 1982

BOARD OF SUPERVISORS CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

DATED 10-12, 1982 COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

BY: *Kay Lemars*  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: *Aileen Dennis*  
DEPUTY

COUNTY SURVEYORS CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 13576 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 8, 1980, THE EXPIRATION DATE BEING JULY 8, 1983 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED Oct. 6, 1982 *A.E. Newcomb*  
A.E. NEWCOMB  
COUNTY SURVEYOR

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (c) (1) & (3) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

ROSSMEAD PETROLEUM CO., OWNER OF OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND APPURTENANCES THERE TO SAID LAND BY DEEDS RECORDED APRIL 6, 1981 AS INSTRUMENT NO. 60358, O.R., RIVERSIDE COUNTY, CALIF.

EASEMENT NOTE

EASTERN MUNICIPAL WATER DISTRICT OWNER OF AN EASEMENT FOR SEWER PURPOSES BY DEED RECORDED AUGUST 6, 1982, AS INSTRUMENT NO. 135747 O.R., RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1 OF 3 SHEETS

RECORDER'S CERTIFICATE

FILED THIS 13 DAY OF OCT, 1982 AT 12:00 P.M. IN BOOK 1270F MAPS, AT PAGES 71-73, AT THE REQUEST OF THE COUNTY CLERK.

NO. 176995

FEE \$10.00

WILLIAM E. CONERLY  
COUNTY RECORDER

BY: *Dellin Ann Stage*  
DEPUTY

SUBDIVISION GUARANTEE : TITLE INSURANCE AND TRUST COMPANY

TAX COLLECTORS CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED 9-16, 1982 DONNA BOUER BARCOCK  
COUNTY TAX COLLECTOR

BY: *Larry Knowles*  
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED \_\_\_\_\_, 1982 GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_  
DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1982, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED August 4, 1982

*James B. Sauer*  
JAMES B. SAUER L.S. 4453

M.B. 127/72

MB 127/71

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 13576-2

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 2  
T.3 S., R.4 W., S.B.B. & M.

SURVEYOR'S NOTES

SEE SHEET N<sup>o</sup> 3

WILLDAN ASSOCIATES - CIVIL ENGINEERS

MAY 1982

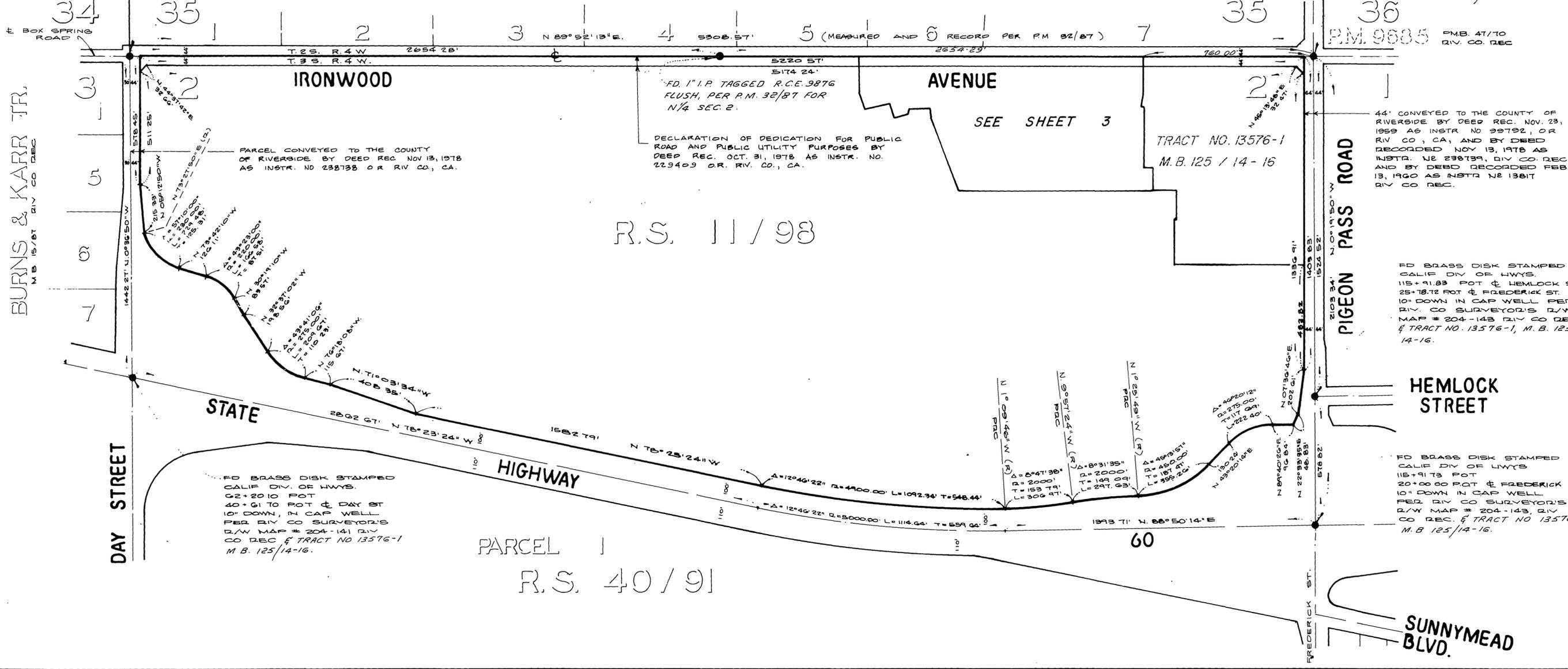
SCALE: 1" = 300'



## PARCEL MAP NO. 7249

FD 2" I.P. AND 1" BRASS DISK FLUSH STAMPED  
L.S. 3708, PER R.S. 62/53-56 & TRACT NO.  
13576-1, M.B. 125/14-16. ACCEPTED AS THE NW  
CORNER OF SEC 2, T.3 S., R.4 W

FD 5/8" x 18" COPPER COATED STEEL PIN  
W/1/2" BRASS CAP STAMPED R.C.E.  
9876 FLUSH PER TRACT NO. 13576-1,  
M.B. 125/14-16 OVER GRANITE STONE  
DN 20" PER P.M. 32/87.



PARCEL CONVEYED TO THE COUNTY  
OF RIVERSIDE BY DEED REC NOV 13, 1978  
AS INSTR. NO 238738 OR RIV CO, CA.

DECLARATION OF DEDICATION FOR PUBLIC  
ROAD AND PUBLIC UTILITY PURPOSES BY  
DEED REC. OCT. 31, 1978 AS INSTR. NO.  
229409 OR RIV. CO., CA.

44' CONVEYED TO THE COUNTY OF  
RIVERSIDE BY DEED REC. NOV. 23,  
1959 AS INSTR NO 99792, OR  
RIV CO, CA, AND BY DEED  
RECORDED NOV 13, 1978 AS  
INSTR. NO 238739, RIV CO REC.,  
AND BY DEED RECORDED FEB.  
13, 1960 AS INSTR NO 13817  
RIV CO REC.

FD BRASS DISK STAMPED  
CALIF DIV OF HWYS.  
115+91.83 POT & HEMLOCK ST.  
25+78.72 POT & FREDERICK ST.  
10" DOWN IN CAP WELL PER  
RIV. CO SURVEYOR'S D/W  
MAP # 204-143 RIV CO REC  
& TRACT NO. 13576-1, M.B. 125/  
14-16.

FD BRASS DISK STAMPED  
CALIF DIV OF HWYS  
115+91.73 POT  
20+00.00 POT & FREDERICK ST  
10" DOWN IN CAP WELL  
PER RIV CO SURVEYOR'S  
D/W MAP # 204-143, RIV  
CO REC. & TRACT NO 13576-1,  
M.B. 125/14-16.

FD BRASS DISK STAMPED  
CALIF DIV. OF HWYS.  
22+20.10 POT  
40+61.70 POT & DAY ST  
10" DOWN IN CAP WELL  
PER RIV CO SURVEYOR'S  
D/W MAP # 204-141 RIV  
CO REC & TRACT NO 13576-1  
M.B. 125/14-16.

PARCEL 1  
R.S. 40/91

BURNS & KARR TR.  
M.B. 15/87 DIV CO REC

M.B. 127/72

M.B. 127/72

MB 127/72